

Town of Red Hook Planning Board
Approved Minutes / Monday November 18, 2024

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION

Deputy Chairperson Kristina Dousharm called the meeting to order at 6:30pm. Board members present at the Town Hall were Sam Phelan, Arthur Salman, Ariadne Montare and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Sam Phelan made a motion to approve the minutes from the November 4, 2024, meeting. Ariadne Montare seconded, and all members voted in favor.

PUBLIC HEARINGS

Wildflower Montessori School- Site Plan and Special Use Permit- Applicant Anusheh Hashim Byrne- Applicant Representative K DA

Public Hearing for a fenced in play area and part of a septic system as for the Wildflower Montessori School on parcel 198789 located at 7901 Albany Post Road in the RD3 Zoning District

Kristina Dousharm recused herself from the Public Hearing and discussion. Ariadne Montare moved to open the public hearing. Brent Kovalchik seconded, and all members voted in favor.

Applicant Representative Zack Hall from KDA, present in person, gave an overview of the modifications to the parcel located within the town of Red Hook which includes the septic system and a play area with a 4-foot hog wire fence and painted posts and rails.

Public comment was received via e-mail from the owner of a neighboring property, Christina Lueck. Christina Lueck submitted two emails received November 4 and November 18 that voiced concerns which included increased traffic from the school, the Rhinebeck parcel will exceed maximum density due to the proposed buildings, and the location of the proposed playground play yard fence was too close to the parcel boundaries. She requested the Planning Board wait for approval from the Town of Rhinebeck before approving this application.

The Planning Board members clarified they could only review the parcel that was located within the Town of Red Hook; therefore, they are only able to review the septic system and fenced in play area. The board members discussed the allowable setback for a fence. As fences are considered accessory structures, they may be located within any of the yard areas, including directly on property boundaries.

The board members reviewed the Site Plan and Special Use Permit resolution. Ariadne Montare made a motion approved the resolution. Arthur Salman seconded the motion and all members voted in favor.

Arthur Salman made a motion to close the public hearing. Ariadne Montare seconded, and all members voted in favor.

OLD BUSINESS

Red Hook Land Corp New Mixed-Use Building- Site Plan- Applicant: Robert Ross

Continued discussion of an application to construct a new mixed-use building on parcel 244274 located on the south side of Old Farm Road on the corner of Route 9 in the TND-CC District

The applicants were not present for this meeting.

NEW BUSINESS

Heine Gazebo/Pool Shed Certificate of Appropriateness – Applicant Janice Heine- Applicant Representative Jim Fish & Dave McGillivray

Presentation of an application to install a gazebo/pool equipment storage adjacent to the pool on parcel 445775 located at 1018 River Road in the RD5 District, Hudson River National Historic Landmark District & Historic Landmark Overlay District.

Applicant Janice Heine was present via zoom and reviewed the project which included the proposed location and materials of the gazebo slashed pool equipment storage shed.

The board members reviewed the comments received November 6, 2024 from the design review committee. The board members discussed the viewpoint of the gazebo from the road. They requested the applicant submit images of the proposed location from the road viewpoint.

Ariadne Montare made a motion to schedule a public hearing for December 2, 2024. Brent Kovalchik seconded, and all members voted in favor.

Bard College Messena Campus Site Plan, Special Use Permit and Certificate of Appropriateness- and Master Plan Amended Special Use Permit- Applicant Bard College- Applicant Representatives Vincenzo Tiberia and Caren LoBrutto

Presentation of an application to add Massena Campus to Bard College Master Plan, make internal modifications to the main buildings, and to construct accessibility, pedestrian, vehicular, lighting, landscaping and parking improvements on the Massena Campus. Parcel 195050 is located on an approximate 260-acre campus at 30 Seminary Drive in the Institutional, Water Conservation, and Scenic Corridor Overlay Zoning Districts.

Applicant representatives Vincent Tiberia and Caren LoBrutto were present in person. Vin Tiberia Gave an overview of the project explaining they were proposing only improvements to the Massena campus, specifically repairing the asphalt in the parking area yes and pathways and ensuring the outdoor existing lighting was functioning.

The board members discussed the proposed amendments were minor, therefore they could fall under regular routine maintenance and may not need to be reviewed by the Planning Board at this time. The board members recommended this meeting will act as a sketch plan review to establish the most effective way to move forward with this project.

The board members asked for clarification on the proposed lighting. Vincent Tiberia clarified, presently they were not planning to change any lighting but only to ensure the existing lighting is working and compliant.

7:20 pm Kristina Dousharm left the meeting.

The members discussed the submitted Amended Master Plan application. They stated that because only maintenance to the Massena Campus was proposed, they would not need to review the Master Plan application at this time. They requested the applicants submit a Site Plan showing only the proposed paving projects and defines the areas planned for disturbance. The board members discussed the need for a SWIPP. The applicants clarified they are waiting for a survey to be completed.

The board members discussed the current lighting and questioned if it was compliant. They requested the applicants submit any information they have regarding the existing lighting.

Stone Valley NY LLC Amended Site Plan- Applicant Representatives – Mark Graminski, Janice Parker, and David Bae.

Presentation of an application to approve Phase 2 which includes renovation of the Carriage House, and amendments of the previously approved site plan on parcel number 008190 located at 4-124 Eden Knoll in the Limited Development District and the Water Conservation District.

Applicant representative Mark Graminski was present in person. He explained they received approval from the Department of Health and are now ready to begin Phase Two of the project. He gave an overview of the amendments to Phase One which included changes to the layout of the areas around the Carriage House such as a new orientation of the proposed pool, removal of the proposed pool house, installing a spa, and changes to the landscaping. Mark Graminski also reviewed the changes to the Granary. The Granary is planned to be relocated back to the original location, and the previously added garage will now be removed to restore the building back to the original design.

The board members discussed the proposed changes reduced the impact and therefore should not require amendments to the SEQR Negative Declaration nor would require a new Coastal Assessment both adopted by the Planning Board on February 5, 2024. They requested the applicant submit an Agriculture and Data Statement.

The board members requested the applicants submit lighting plans and fencing details proposed for the pool and surrounding sport areas.

Ariadne Montare made a motion to schedule a Public Hearing for December 16, 2024. Arthur Salman seconded, and all members voted in favor.

OTHER BUSINESS-

Lead Agency Response Request from the Town of Red Hook Town Board regarding Red Hook Cookingham Solar Project -

The planning board members discussed the location of the proposed Solar Project and noted the Town Board was proposing a Monroe balancing analysis to exempt itself from zoning review regarding this project. There was no objection to allowing the Town Board to act as Lead Agency for the Cookingham Solar Project.

ADJOURNMENT

There being no further business before the board, Brent Kovalchik made a motion to adjourn the meeting. Ariadne Montare seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will occur on Monday December 2, 2024. Only new applications received by **noon** on November 22, 2024, and continuing submissions received by **noon** November 25, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board